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SALLIE DELL FAHEY
EXECUTIVE DIRECTOR

July 17, 2014
Ref. No.: 14-202

West Lafayette Common Council
609 West Navajo
West Lafayette, IN 47906

CERTIFICATION

RE: **Z-2574--FRP HOLDING COMPANY (South Street Station PD (R3W to PDRS):**

Petitioner is requesting rezoning on approximately 0.44 acres for a 4-story multi-family apartment building containing a maximum of 40 units with up to 75 bedrooms and 23 on-site parking spaces with an additional 24 parking spaces being provided – through an existing parking license agreement – in the Chauncey Square parking garage. The property is located in Chauncey Village immediately east of the intersection of South Street and Salisbury Street in West Lafayette; Wabash 20 (NW) 23-4.

Dear Council:

As Secretary to the Area Plan Commission of Tippecanoe County, I do hereby certify that at a public hearing held on July 16, 2014 the Area Plan Commission of Tippecanoe County voted 11 yes - 0 no on the motion to rezone the subject real estate from R3W to PDRS. Therefore, the Area Plan Commission of Tippecanoe County recommends to the West Lafayette Common Council that the proposed rezoning ordinance be APPROVED for the property described in the attachment, contingent on meeting all requirements of UZO 2-28-10 for submission of Final Detailed Plans, signed off by those noted in that section to include:

1. All sheets (other than preliminary plat) that make up the approved Preliminary Plan;
2. PD construction plans per UZO Appendix B-2;
3. A final plat per UZO Appendix B-3 as applicable;
4. Appropriate surety submitted with final detailed plans;
5. Plant schedule approved by the West Lafayette Greenspace Administrator that is in conformance with the approved Preliminary Plan;
6. With the submission of the Final Detailed Plans, the planned exterior lighting of the project shall be subject to final approval by the Administrative Officer.
7. A reference shall be added in the Final Detailed Plans to the parking agreement with Chauncey Square garage (recordation number and title of the document should do) relative to the 24 off-site spaces so it is clear what document governs those spaces.
8. With the submission of the Final Detailed Plans, the narrative sheet for the planned development shall also include a statement indicating that in the event the parking agreement with Chauncey Square is terminated, the ownership of South Street Station PD shall find a suitable alternate location for the 24 spaces,

subject to the approval of the Administrative Officer as part of a minor modification.

Public Notice has been given that this petition will be heard before the West Lafayette Common Council at its August 4, 2014 regular meeting. Petitioners or their representatives must appear to present their case.

Sincerely,

A handwritten signature in black ink, appearing to read "Sallie Dell Fahey". The signature is fluid and cursive, with the first name "Sallie" being the most prominent.

Sallie Dell Fahey
Executive Director

SDF/lmu

Enclosures: Staff Report & Ordinances

cc: Tom Peck, FRP Holding
Daniel Teder
Dave Buck, West Lafayette Engineer
Duke Energy
Vectren
Frontier
Comcast
Indiana American Water Company